



Connecticut Department of  
**ENERGY &  
ENVIRONMENTAL  
PROTECTION**

Answers to some frequently asked questions about DEEP's interest in purchasing the Beverly's Marina property on Bantam Lake:

**Why doesn't the DEEP just go back to the town-owned launch in Morris and pay the town \$25,000 per year in weed control?** In keeping with the lake's status as a Heritage Lake and the largest natural lake in Connecticut, DEEP has long sought a public access location on Bantam Lake. The town launch lot is difficult for trailers to maneuver, and cannot be expanded due to wetlands on both sides. Our federal fund sources for boat launch improvements require direct ownership. And, as was demonstrated by the 2009 vote, the town can at any time vote to end the DEEP management of the property, effectively ending public access. Over the years, DEEP has invested more state funds to address the management of Bantam lake than any other lake except one in the state of Connecticut, nearly \$800,000, including money for dredging, a study of fanwort control for Bantam River, and work on the Jams in Litchfield. We would like to acquire a property to protect our investment in the lake and secure permanent public access.

**Then why not use DEEP property at Camp Columbia?** DEEP's waterfront access at Camp Columbia was carefully investigated as a potential boat launch site some years ago by staff from engineering, boating, inland water resources and natural resources. A thorough study revealed the site was unsuitable for many reasons. The site requires considerable dredging. And, presence of endangered plants, a historic boat house and archaeological artifacts on site, its small size, and the presence of extensive wetlands all combine to make the site unfeasible as a boat launch.

**How can the DEEP afford to buy Beverly's when it refused to pay the town of Morris \$25,000 a year to use the town marina in 2009?** DEEP receives lump-sum bond allocations from the State Bond Commission periodically for the purpose of purchasing open space. The most recent allocation in June, 2010 is the source of funds for this property. The language in the bond fund authorization restricts their use to land acquisition. Funding for weed control efforts comes from a separate fund source used strictly for lake restoration efforts.

**This seems to have happened awfully fast. When did the DEEP decide to buy the marina?** DEEP first evaluated the marina for purchase in 2006. The present owner purchased the property at that time for \$2.019 million. In 2009, the property was listed for sale at \$2.95 million, and DEEP began negotiations with the owner.

**At what stage are the negotiations?** The DEEP signed a preliminary agreement to purchase the property in 2011, assuming all encumbrances are clear and a deed is approved by the Attorney General. This agreement is similar in many ways to what an individual would enter into when buying a home prior to the actual closing.

**What is the DEEP paying for the marina, and what approval is necessary for the funds?** DEEP had an appraisal conducted in 2010, following federally approved appraisal standards for land acquisition. The DEEP is paying \$1.90 million for the marina, far below its \$2.95 million asking price. No approval is necessary in that the bond funds being used for open space acquisition have already been allocated to the agency by the legislature.

**How many marina slips is the DEEP expecting to have?** The DEEP is redesigning the marina area, and will have fewer than 100 marina slips. The current configuration has 128 marina slips, many rented to Morris and Litchfield residents, and other surrounding towns. DEEP would make every effort to offer marina slip renewals to existing renters first. It should be pointed out that if DEEP is to acquire the property there will be work necessary to make the dock structures ADA compliant.

**What guarantee will there be that the boat launch area will be limited to 20?** DEEP will redesign the existing open parking lot to ensure that no more than twenty vehicles and trailers can park in the lot, and will segregate boat launch parking from marina parking.

**How much has DEEP spent on Bantam Lake over the years?**

DEEP has invested more state funds in Bantam Lake than any other lake in Ct except for one lake. The DEEP provided yearly May-October staffing daily at the launch and Environmental Conservation police lake patrol services at the Morris Launch, valued at \$70,000 a year in 2009 dollars. Since 1980 DEEP has provided a \$396,000 match for lake dredging, and more recently \$78,000 to investigate fanwort in Bantam River and \$380,000 for work on the Jams in Litchfield.

**What is DEEP going to do to keep weeds from going into Bantam Lake?**

DEEP will have seasonal employees monitoring boats going into the lake at the boat launch. They will inspect boats and trailers going into the lake to ensure no weeds or invasive species are present. DEEP expects to train volunteers and interested parties in the hope that this practice will be adopted by other boat launches around the lake so that every access point will be equally well monitored.

**Deer Island Residents are concerned about traffic on Palmer Road.**

DEEP and the local community will work to ensure signage and enforcement will prevent marina visitors from parking on Palmer Road. Signage within the marina property will direct exiting traffic in the proper direction. If signage on State Route 209 is needed, DEEP will work with the state DOT to ensure appropriate signs are installed. Given the decreased number of marina slips, the traffic on the road is expected to remain constant with present use.

**What about Law Enforcement?**

DEEP will increase its Environmental Conservation Police (EnCon) law enforcement patrols on Bantam Lake with the purchase of Beverly's marina. Seasonal patrols will be on the lake on a daily basis. In addition, the marina building will provide an opportunity to house the regional EnCon police staff, for a constant and more immediate response time for issues on the lake. DEEP will also offer marina slips to local law enforcement should they desire.

**How about security at the Marina/Boat house?**

The presence of EnCon Police on a regular basis will surely be a deterrent, and DEEP will install security to monitor any after-hours activity.

**Will DEEP pay taxes on this property?**

As with all other state property, the town tax collector will work with the state's Office of Policy and Management, who will place this property in the state payment in lieu of taxes program. Each year the legislature appropriates funds for this program to make payments in lieu of taxes for state owned land in communities.